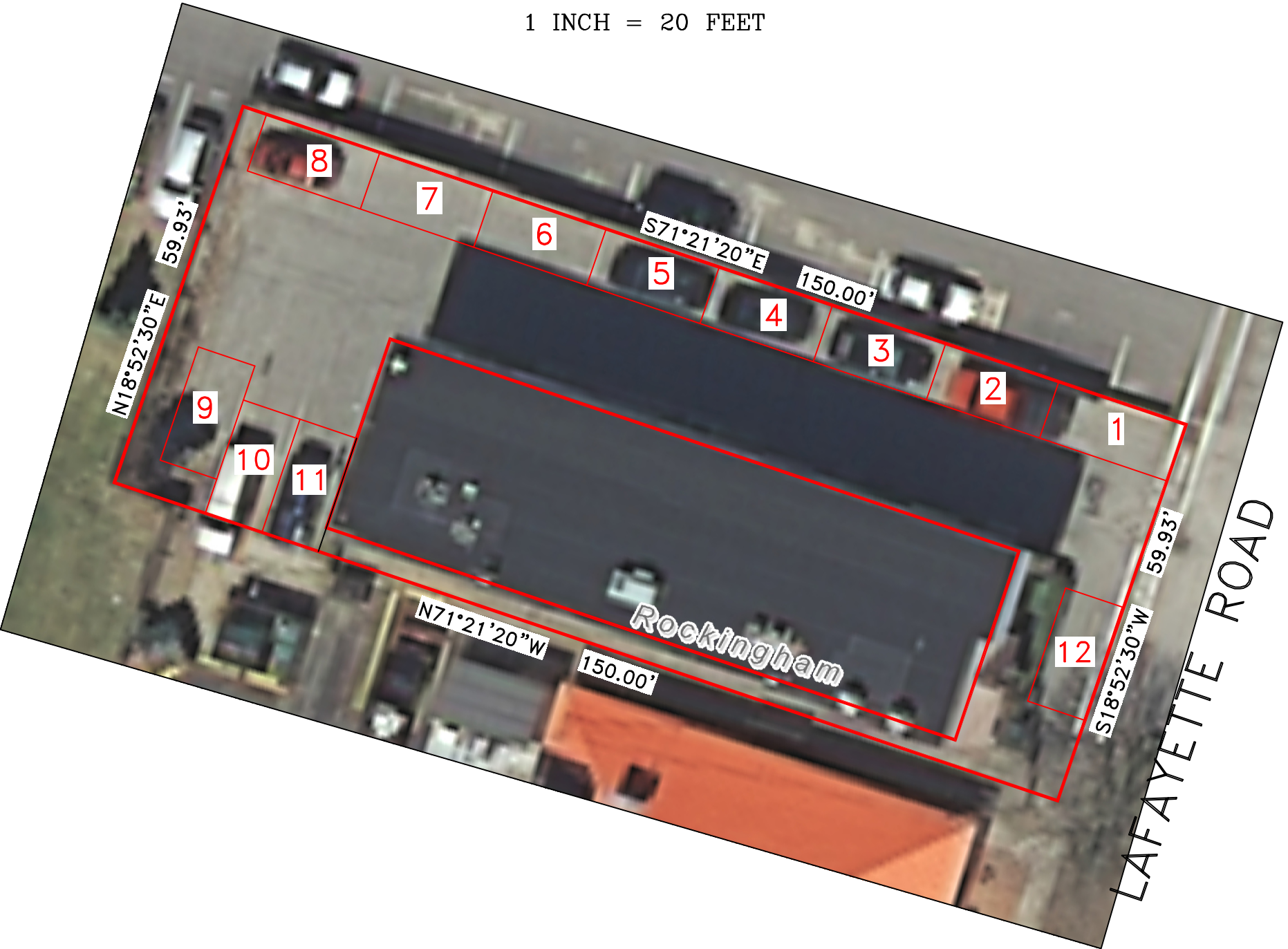
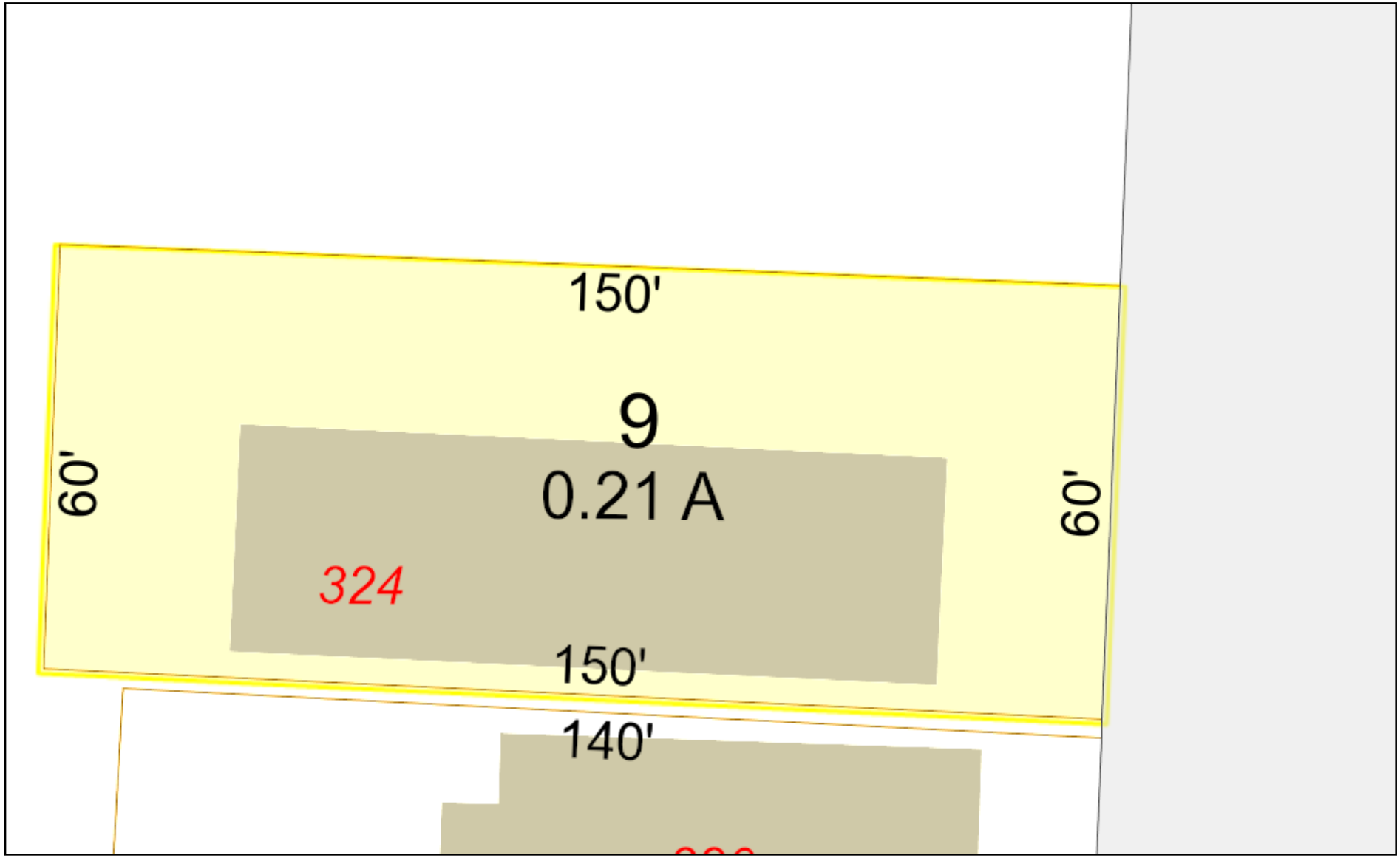
GRAPHIC SCALE

20 0 10 20 40 80

1 INCH = 20 FEET





Hampton, NH

1 Inch = 20 Feet
April 17, 2014

www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Printed from Internet for on 4/17/2014

BK3803PG0430

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

061202

2002 JUL 19 AM 11:46

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, **GERALD C. MacNEIL,** a married person, of 24 Wendover Way, Bedford, New Hampshire, for consideration paid, grants to **KATHLEEN K. RUSH, LLC,** a New Hampshire Limited Liability Company with an address of P.O. Box 1225, Hampton, County of Rockingham and State of New Hampshire, with WARRANTY COVENANTS, the following described premises.

A certain parcel of land with the buildings thereon, located in Hampton, County of Rockingham and State of New Hampshire bounded and described as follows:

Beginning at an iron pipe situated on the west side of Lafayette road, said pipe being 6.01 feet southerly from the southeast corner of an existing laundromat building; thence South 18° 15' 00" West, a distance of 120.00 feet to a pipe; thence North 71° 45' 00" West a distance of 140 feet to a point; thence North 18° 15' 00" East a distance of 120 feet to a pipe; thence South 71° 45' 00" East a distance of 140 feet to the point of beginning.

Being a portion of the premises conveyed to the within Grantor by deed dated May 1, 1973 and recorded in the Rockingham County Registry of Deeds at Book 2201, Page 1689.

This is not homestead property.

Signed this 18 day of July, 2002.

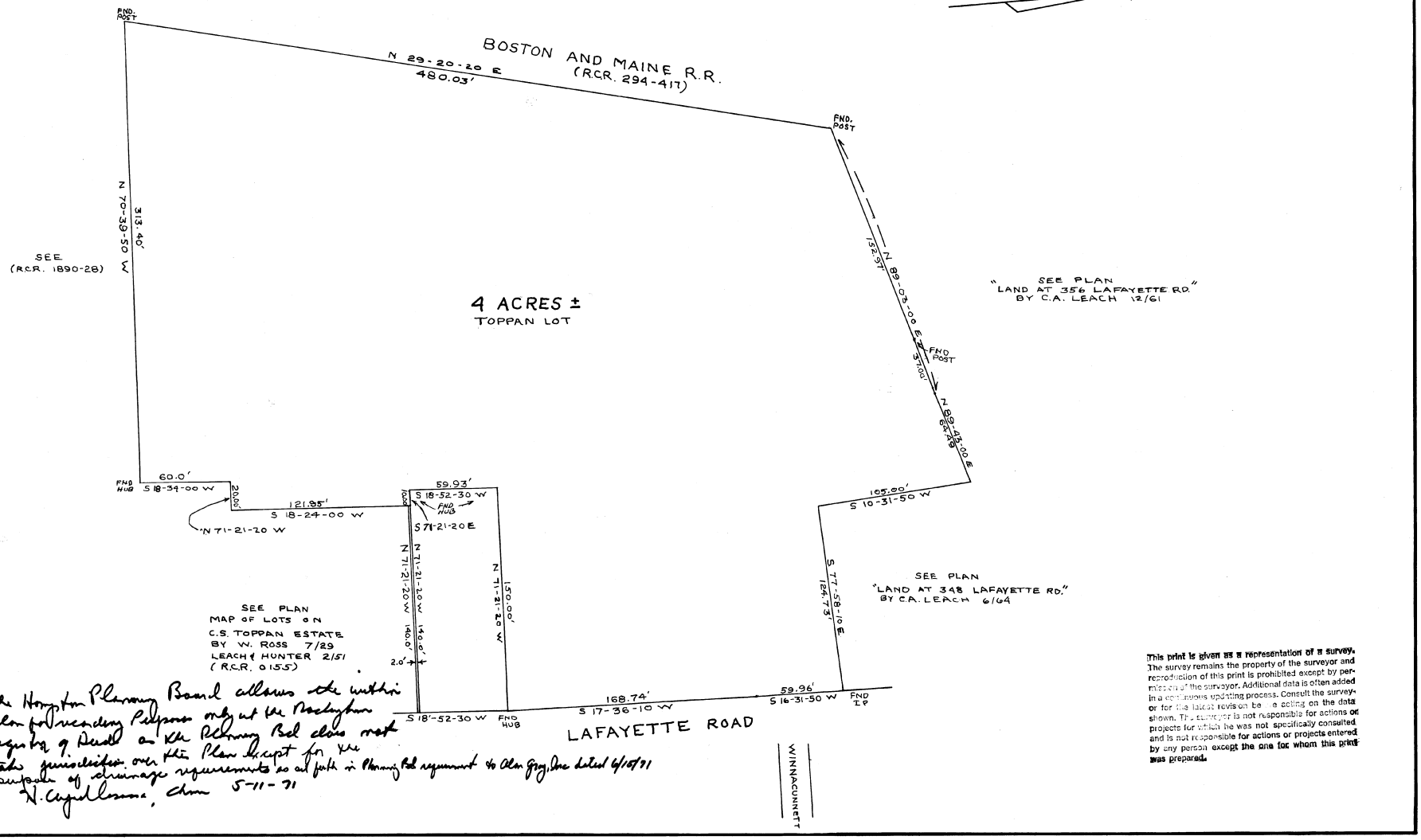
Gerald C. MacNeil

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
7 THOUSAND 5 HUNDRED AND 75 DOLLARS
MO. DAY YR. AMOUNT
071902 551976 $7575.00
VOID IF ALTERED

PLAN OF LAND
FOR
ALAN GRAY
HAMPTON N. H.

SCALE 1"=50' APRIL 1971
PARKER SURVEY ASSOC., INC.
SEABROOK, N. H.

THE STATE OF NEW HAMPSHIRE
RICHARD K. PARKER, Jr. No. 8
REGISTERED LAND SURVEYOR



This print is given as a representation of a survey. The survey remains the property of the surveyor and reproduction of this print is prohibited except by permission of the surveyor. Additional data is often added in a continuous updating process. Consult the surveyor for the latest revision before acting on the data shown. The surveyor is not responsible for actions on projects for which he was not specifically consulted and is not responsible for actions or projects entered by any person except the one for whom this print was prepared.

the Hampton Planning Board allows the within Plan for secondary purposes only at the Rockingham Registry of Deeds as the Planning Bd does not take jurisdiction over the Plan except for the purpose of drainage requirements as set forth in Planning Bd regulations to Alan Gray, Inc. dated 6/10/71
N. Cogswell Secretary, Chm 5-11-71

JUN 16 9 18 AM '71
RECD ROCKINGHAM COUNTY
REGISTRY OF DEEDS

Toppan Hill

#C-2336

928

Printed from Internet for on 4/17/2014

Printed from Internet for on 4/17/2014

Jun 23 3 25 PM '98
00 10652

LEGEND

Ac.	ACRES
BK.2562/PG.2783	BOOK NO./PAGE NO.
N/F	NOW OR FORMERLY
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
S.F.	SQUARE FEET
EP	EDGE OF PAVEMENT
GRAN	GRANITE
VERT	VERTICAL
UGU	UNDERGROUND UTILITIES
NET	NEW ENGLAND TELEPHONE
E&H	EXETER & HAMPTON ELECTRIC COMPANY
TYP	TYPICAL
—D—	EXISTING DRAIN
—OHU—	OVERHEAD UTILITIES
—S—	EXISTING SEWER
	GRANITE BOUND
	SIGN
	WATER VALVE
	GUY POLE
189/3B	ASSESSORS MAP & PARCEL NUMBER
	PROPERTY LINE
	UTILITY POLE
	WATER SHUT OFF
M	MONITOR WELL
	CATCH BASIN
	LIGHT
S	SEWER MANHOLE
M	MANHOLE

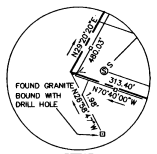
LEGAL DESCRIPTION

BEGINNING AT A DRILL HOLE SET ON THE WESTERLY SIDELINE OF LAFAYETTE ROAD AT THE SOUTHEASTERLY CORNER OF LAND NOW OR FORMERLY OF DANA R. & BARBARA NEWCOMB; THENCE PROCEEDING ALONG SAID SIDELINE OF LAFAYETTE ROAD S16°31'50"W A DISTANCE OF 59.96' TO A POINT; THENCE PROCEEDING ALONG SAID SIDELINE OF LAFAYETTE ROAD S17°36'10"W A DISTANCE OF 168.74' TO A RAILROAD SPIKE SET AT LAND NOW OR FORMERLY OF SOAP OPERA TRUST; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID SOAP OPERA TRUST N71°21'20"W A DISTANCE OF 150.00' TO A RAILROAD SPIKE SET; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID SOAP OPERA TRUST S18°52'30"W A DISTANCE OF 59.93' TO A IRON ROD SET; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID SOAP OPERA TRUST S71°21'20"E A DISTANCE OF 10.00' TO AN IRON ROD SET AT LAND NOW OR FORMERLY OF GERALD MACNEIL THENCE TURNING AND PROCEEDING ALONG LAND OF SAID GERALD MACNEIL S18°24'00"W A DISTANCE OF 121.95' TO A POINT AT LAND NOW OR FORMERLY OF THREE FOURTEEN LAFAYETTE ROAD REALTY TRUST AND OF HAMPTON VILLAGE REALTY TRUST; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID THREE FOURTEEN LAFAYETTE ROAD REALTY TRUST AND OF HAMPTON VILLAGE REALTY TRUST N71°21'20"W A DISTANCE OF 20.00' TO A POINT; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID THREE FOURTEEN LAFAYETTE ROAD REALTY TRUST AND OF HAMPTON VILLAGE REALTY TRUST S18°34'00"W A DISTANCE OF 60.00' TO A POINT AT LAND NOW OR FORMERLY OF MONRO MUFFLER BRAKES, INC.; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID MONRO MUFFLER BRAKES, INC., LAND OF THE POST OFFICE SQUARE CONDOMINIUMS AND LAND NOW OR FORMERLY OF FUN AFTER SCHOOL PROGRAM INC. N70°40'00"W A DISTANCE OF 313.40' TO A POINT AT LAND OF THE BOSTON AND MAINE RAILROAD; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID BOSTON AND MAINE RAILROAD N29°20'20"E A DISTANCE OF 480.03' TO A POINT AT LAND NOW OR FORMERLY JOSEPH J. LORUSSO II; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID JOSEPH J. LORUSSO II N89°03'00"E A DISTANCE OF 189.97' TO A POINT; THENCE PROCEEDING ALONG LAND OF SAID JOSEPH J. LORUSSO II N89° 43'00"E A DISTANCE OF 64.49' TO AN IRON ROD SET AT LAND NOW OR FORMERLY OF DANA R. & BARBARA NEWCOMB; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID DANA R. & BARBARA NEWCOMB S10° 31'50"W A DISTANCE OF 105.00' TO A RAILROAD SPIKE SET; THENCE TURNING AND PROCEEDING ALONG LAND OF SAID DANA R. & BARBARA NEWCOMB S77°58'10"E A DISTANCE OF 124.73' TO THE POINT OF BEGINNING.

BUILDING TIE LENGTH TABLE

LINE	DIRECTION	DISTANCE
TL1	S12°01'50"W	10.50'
TL2	S77°58'10"E	36.80'
TL3	S12°01'50"W	18.80'
TL4	S77°58'10"E	61.24'
TL5	S12°01'50"W	27.26'
TL6	S77°58'10"E	17.71'
TL7	N72°23'50"E	20.24'
TL8	N71°57'50"W	20.08'
TL9	S18°52'30"W	11.27'
TL10	N19°20'00"E	94.66'
TL11	N70°40'00"W	14.10'

PLAN REFERENCE #1



BANK CERTIFICATION:

I HEREBY CERTIFY TO LIBERTY BANK, FIRST AMERICAN TITLE COMPANY AND NARCISSUS REAL ESTATE, L.L.C. THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND BETWEEN 05/05/98 AND 05/15/98, AND (A) THAT THIS SURVEY AND THE BOUNDS AND MEASUREMENTS SHOWN HEREON ARE CORRECT IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997; (B) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME EXCEPT AS SHOWN ON PLAN; (C) ALL BUILDINGS AND IMPROVEMENTS ARE LOCATED AS SHOWN, ARE ERECTED ENTIRELY WITHIN THE PROPERTY LINES AND DO NOT ENCROACH OVER, OR UPON THE STREET, TITLE OR BUILDING LINES OR ANY RIGHT OF WAY OR EASEMENT ON OR APPURTENANT TO THE PROPERTY EXCEPT AS SHOWN; (D) THERE ARE NO UTILITY OR OTHER EASEMENTS OR RIGHTS OF WAY AFFECTING THIS PROPERTY OTHER THAN THOSE SHOWN OR LISTED HEREON; (E) THERE ARE NO ENCROACHMENTS OR PROJECTIONS ON OR OVER THE PROPERTY OR ON RIGHTS OF WAY OR EASEMENTS APPURTENANT TO THE SAME BY BUILDINGS OR IMPROVEMENTS ERECTED ON ADJACENT LANDS EXCEPT AS SHOWN OR NOTED HEREON.

ALTA / ACSM CERTIFICATION:

TO OLDE HAMPTON VILLAGE REALTY TRUST, LIBERTY BANK, NARCISSUS REAL ESTATE, L.L.C. & FIRST AMERICAN TITLE COMPANY.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1–4, 6 & 8–11 OF TABLE A THEREOF, AND (ii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN "URBAN" SURVEY.

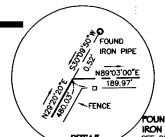
PURSUANT TO NEW HAMPSHIRE REVISED STATUTES ANNOTATED 676: 18,III AND IV AND 672:14:

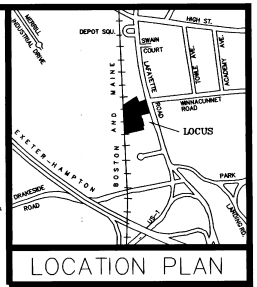
"I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

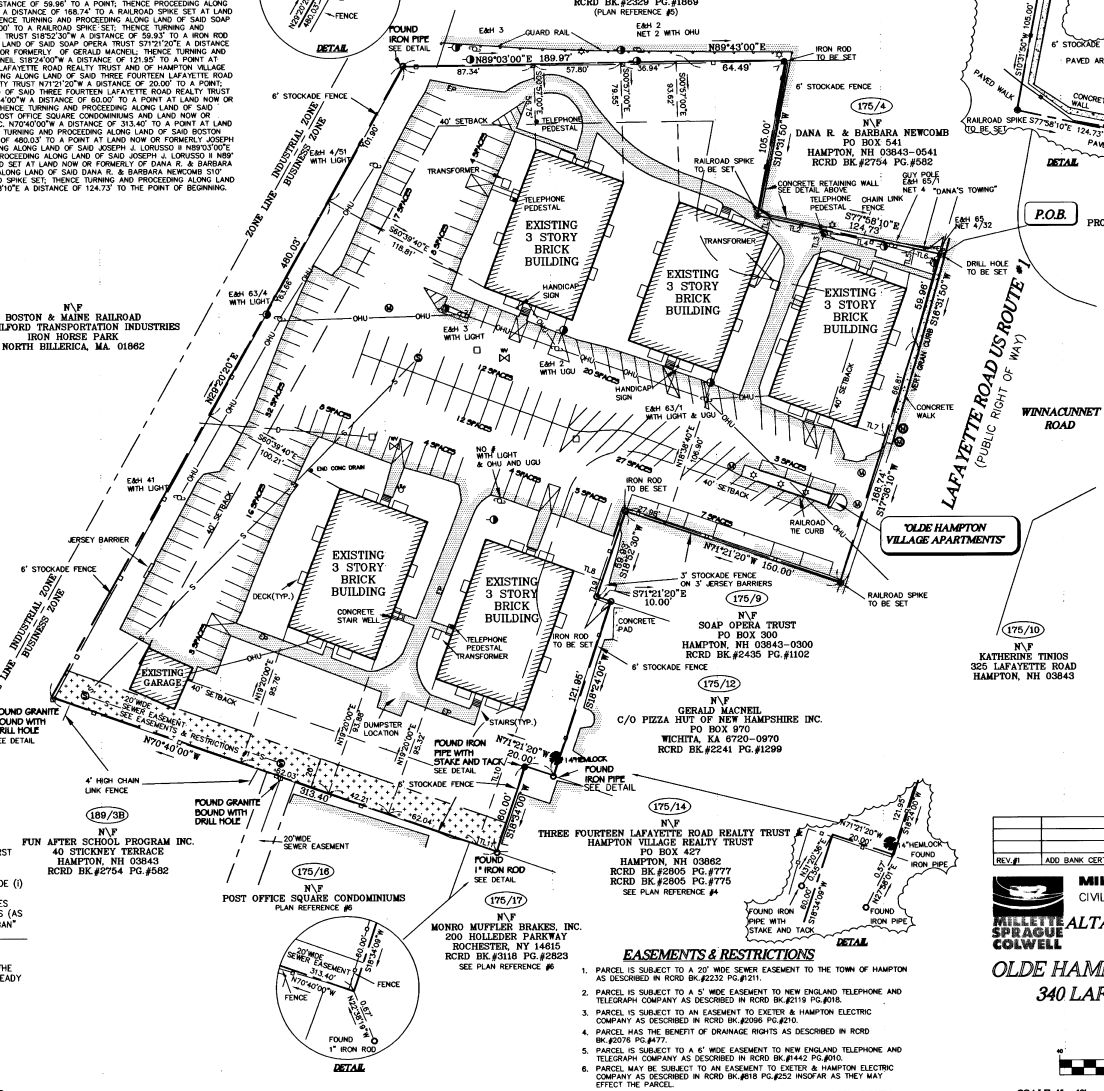
A COPY OF THIS PLAN HAS BEEN FILED WITH THE LOCAL PLANNING BOARD.

J. Craig Colwell LLS

LICENSED LAND SURVEYOR — 6-22-98 DATE







PLAN REFERENCES

1. "PLAN OF LAND FOR ALAN GRAY, HAMPTON, NH" BY PARKER SURVEY ASSOC., INC., DATED APRIL 1971, RCRD PLAN #C-2336.
2. "SUBDIVISION OF LAND FOR ALAN GRAY, HAMPTON, N.H." BY PARKER SURVEY ASSOC., INC. DATED MAY 1972, NOT RECORDED.
3. "LAND IN HAMPTON, NH FOR WHEATON J. LANE" BY CHESTER A. LEACH, CE., DATED OCTOBER 1961 & CORRECTED DEC. 1961, RCRD BK.#1809 PG.#473.
4. "CONDOMINIUM SITE PLAN FOR R. & H. ASSOCIATES IN HAMPTON, NH" BY SEACOAST ENGINEERING ASSOCIATES, INC., DATED APRIL 7, 1985, RCRD PLAN #C-13609.
5. "LAND AT 356 LAFAYETTE ROAD, HAMPTON, NH FOR WHEATON J. LANE" BY CHESTER A. LEACH, CE., DATED DECEMBER 1961, RCRD BK.#1809 PG.#474.
6. "MAP OF LOTS ON C.S. TOPPAN ESTATE–REVISED, HAMPTON, N. HAMP." BY LEACH & HUNTER, HAMPTON, NH. DATED FEB 1951, RCRD PLAN #01554.
7. "LANDSCAPING FOR SITE PLAN PREPARED FOR LEON SICARD, HAMPTON, NH" BY THOMAS F. MORAN INC., DATED APRIL 27,1983 RCRD PLAN #D–11638.

EASEMENTS & RESTRICTIONS

1. PARCEL IS SUBJECT TO A 20' WIDE SEWER EASEMENT TO THE TOWN OF HAMPTON AS DESCRIBED IN RCRD BK.#2232 PG.#211.
2. PARCEL IS SUBJECT TO A 5' WIDE EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN RCRD BK.#2119 PG.#018.
3. PARCEL IS SUBJECT TO AN EASEMENT TO EXETER & HAMPTON ELECTRIC COMPANY AS DESCRIBED IN RCRD BK.#2096 PG.#210.
4. PARCEL HAS THE BENEFIT OF DRAINAGE RIGHTS AS DESCRIBED IN RCRD BK.#2078 PG.#477.
5. PARCEL IS SUBJECT TO A 5' WIDE EASEMENT TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AS DESCRIBED IN RCRD BK.#1442 PG.#010.
6. PARCEL MAY BE SUBJECT TO AN EASEMENT TO EXETER & HAMPTON ELECTRIC COMPANY AS DESCRIBED IN RCRD BK.#818 PG.#252 INSOFAR AS THEY MAY EFFECT THE PARCEL.
7. PARCEL MAY BE SUBJECT TO AN EASEMENT TO EXETER & HAMPTON ELECTRIC COMPANY AS DESCRIBED IN RCRD BK.#531 PG.#156 INSOFAR AS THEY MAY EFFECT THE PARCEL.

NOTES

1. THE PARCEL IS LOCATED IN THE BUSINESS ZONE.
2. THE PARCEL IS AS SHOWN ON THE TOWN OF HAMPTON ASSESSOR'S MAP 175 AS LOT 8.
3. THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
4. OWNER OF RECORD: OLDE HAMPTON VILLAGE REALTY TRUST PO BOX 1114 HAMPTON, NH 03843–1114 RCRD. BK.2773 PG.1562
5. ZONING REQUIREMENTS: BUSINESS ZONE

MINIMUM LOT SIZE:	10,000 S.F
MINIMUM FRONTAGE:	100'
MINIMUM SETBACKS:	
FRONT YARD:	10' &*
SIDE YARD:	7'*
REAR YARD:	7'*
MINIMUM WIDTH:	100'
MAXIMUM COVERAGE:	85%

* NO MULTI–FAMILY DWELLING SHALL BE CLOSER THAN FORTY FEET TO ANY PART OF ANY OTHER BUILDING OR TO ANY LOT LINE.
& "NO STRUCTURE SHALL BE PLACED CLOSER THAN TWENTY FEET FROM THE STREET FRONTAGE ON LAFAYETTE ROAD....."

6. TOTAL PARCEL AREA: 176,342 S.F. 4.05 ACRES
7. THE BOUNDARY INFORMATION IS AS SHOWN ON PLAN REFERENCE #1 & #2. ORIGINAL MONUMENTS CALLED FOR ON THESE PLANS WERE NOT FOUND. THE BUILDING TIES SHOWN ON PLAN REFERENCE #2 WERE USED TO RECOVER THIS BOUNDARY.
8. FIRST AMERICAN TITLE COMMITMENT WAS EXAMINED AS PART OF THIS SURVEY.

REV.#		
1	ADD BANK CERTIFICATION, REVISE EASEMENTS AND RESTRICTIONS	06/22/98

MILLETTE, SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS — LAND SURVEYORS

MILLETTE SPRAGUE COLWELL

ALTA / ACSM LAND TITLE SURVEY
FOR
OLDE HAMPTON VILLAGE REALTY TRUST
340 LAFAYETTE ROAD / US ROUTE #1
COUNTY OF ROCKINGHAM
HAMPTON, NH

40 0 20 40 80 160
(IN FEET)

SCALE: 1" = 40' DATE: MAY 21, 1998

501 ISLINGTON STREET, P.O. BOX 4006, PORTSMOUTH, N.H. (603)431-2222
http://www.mscenginc.com

COPYRIGHT © 1998 By MILLETTE, SPRAGUE & COLWELL, INC.

<98071ALT>

D-26358

#98071

Tocky B.

From: "Tocky B." <stockton@ttlc.net>
To: "Anthony Yebba" <anthony@royalwinesltd.com>
Sent: Thursday, April 17, 2014 1:54 PM
Subject: Re: 324 Lafayette Road

ok.
Tocky
(nobody calls me Anne)

----- Original Message -----
From: Anthony Yebba
To: 'Tocky B.'
Sent: Thursday, April 17, 2014 1:52 PM
Subject: RE: 324 Lafayette Road

Anne, I agree to this but would like to add that you will assist in helping to draw up a plan that makes the best sense for parking.

Anthony Yebba
20 Commercial Drive
Wrentham, Ma 02093
Ph- 508-384-4111
Fx- 508-384-4122
www.specialtymarketinggroup.net

From: Tocky B. [mailto:stockton@ttlc.net]
Sent: Thursday, April 17, 2014 1:39 PM
To: anthony@royalwinesltd.com
Subject: 324 Lafayette Road

Anthony,
Per our phone conversation today regarding your wish to evaluate parking and boundary concerns relative to contemplated renovations inside your building.....
I am suggesting that you authorize up to $200 to enable me to research and review available information on your property to see if your questions can be answered without the expense of a full survey and site plan. If a survey proves to be necessary in the end, this initial work would constitute the first step in that process anyway.
If you can just reply with an OK for me to go ahead, I will get right on it.
Thank you,
Tocky B

Anne W. Bialobrzeski
NHLLS #752
NHDES Septic Designer #348
Stockton Services
PO Box 1306
Hampton, NH 03843-1306
603 929-7404
cell 603 765-8918

324 Lafayette Rd

5507-919
5465-2338
2435-1102
1927-486

Yebba Trustee
123 Learning Center
Randy Radkay
Soap opera Trust
Ashton Norton
Bernard Barteau
Hodgdon
Christopher Toppan

1642-090
1940 1123-212

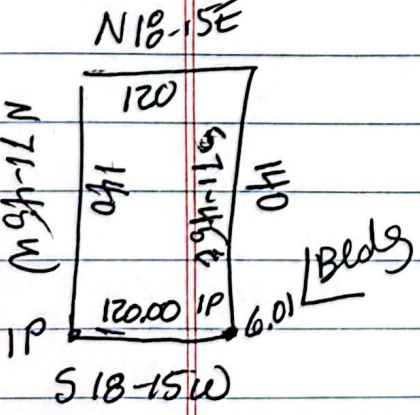
01554

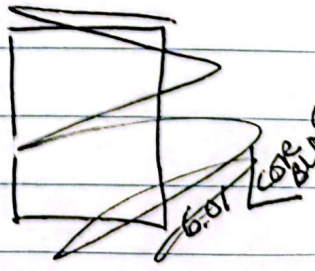
Anthony Yebba
781 858-3700

C 2336
C 26358
Apts

Fast Eddys
3806-2459 Rush
3803-430
2241-1299

3303-515
2773-1562





FILE REQUEST

DATE 4/17/14

ADDRESS OF PROPERTY 320, 324, 340 Lafayette Rd

INFORMATION NEEDED: _____

Building Department File/Plans ☑

ZBA File ☑

NAME Tocky

PHONE NUMBER 929-7404
765-8918

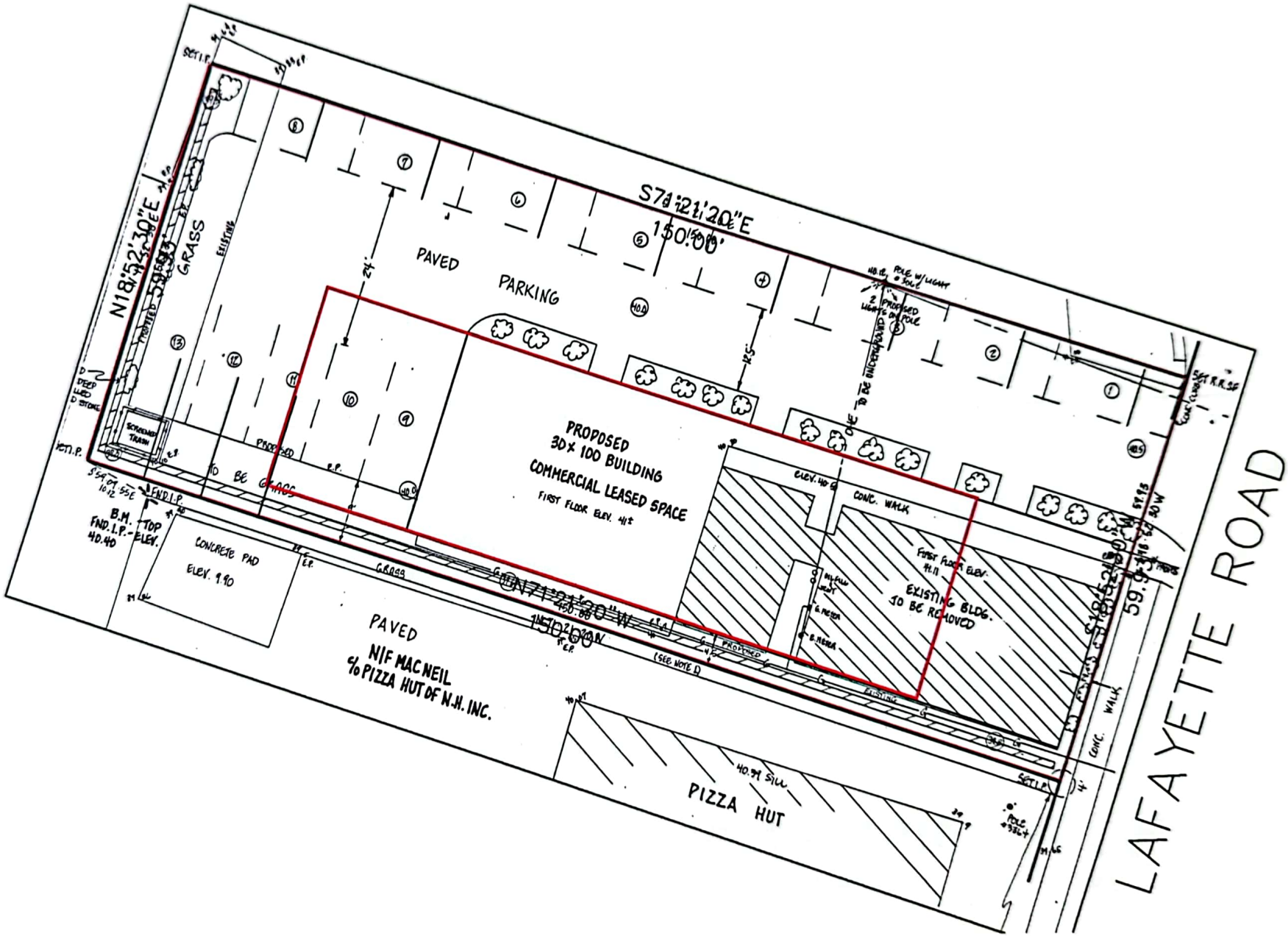
Office use: *Date retrieved:* _____ *Date called:* _____

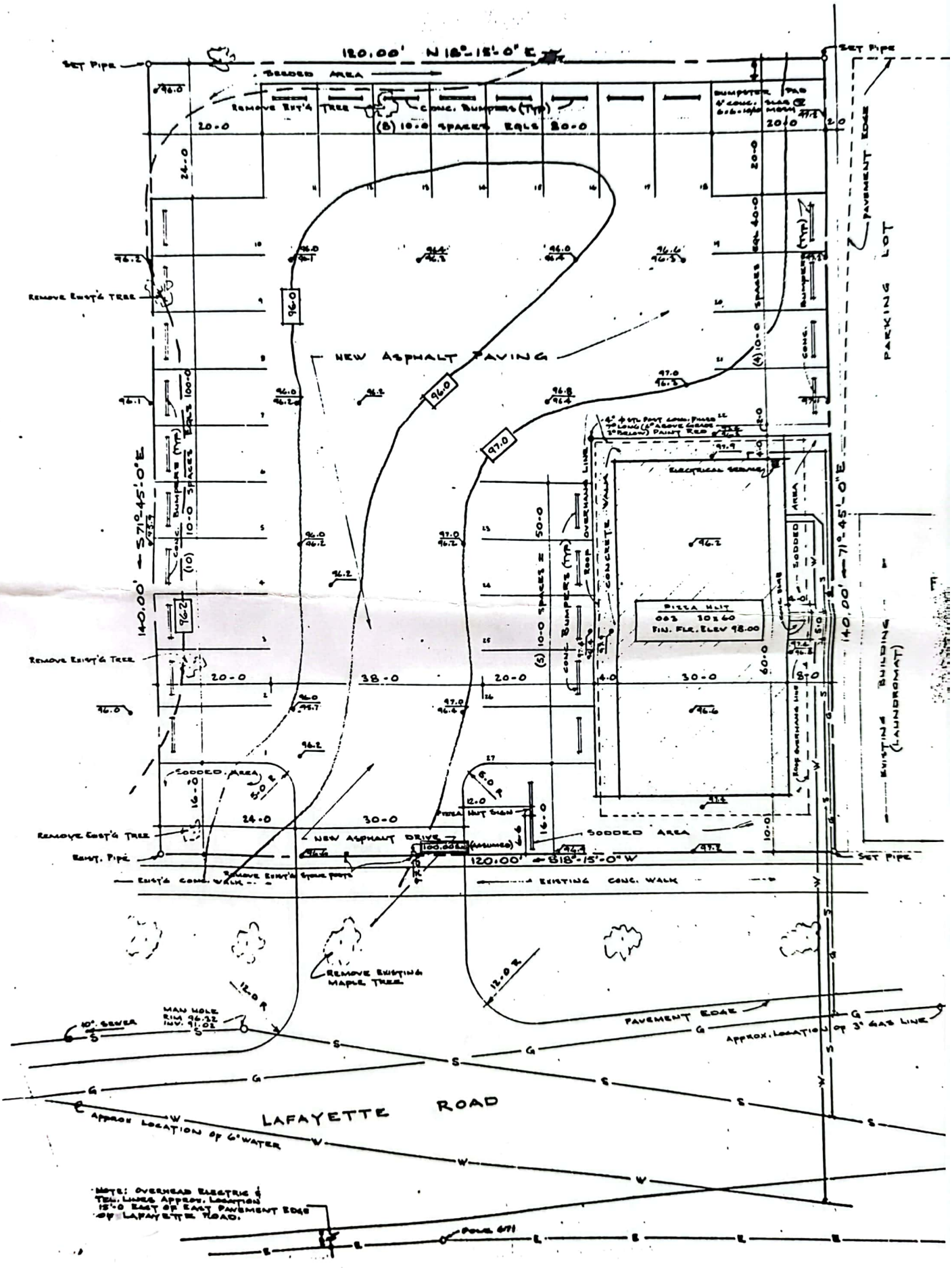
Date material refiled: _____

GRAPHIC SCALE

20 0 10 20 40 80

1 INCH = 20 FEET




120.00' N 18°-15'-0" E
SET PIPE
SODDED AREA
REMOVE EXIST'G TREE
CONC. BUMPERS (TYP)
(8) 10'-0 SPACES EQLS 80'-0
DUMPSTER PAD
PAVEMENT EDGE
PARKING LOT
NEW ASPHALT PAVING
140.00' - S 71°-45'-0" E
(10) 10'-0 SPACES EQLS 100'-0
CONC. BUMPERS (TYP)
(4) 10'-0 SPACES EQL 40'-0
CONC. BUMPERS (TYP)
OVERHANG LINE
CONCRETE WALK
ELECTRICAL SERVICE
PIZZA HUT
60'-0 x 30'-0
FIN. FLR. ELEV 98.00
SODDED AREA
EXISTING BUILDING (LAUNDROMAT)
140.00' - N 71°-45'-0" E
(2) 10'-0 SPACES
CONC. BUMPERS (TYP)
OVERHANG LINE
20'-0
38'-0
20'-0
30'-0
60'-0
SODDED AREA
16'-0
24'-0
30'-0
NEW ASPHALT DRIVE
PIZZA HUT SIGN
SODDED AREA
REMOVE EXIST'G TREE
REMOVE EXIST'G TREE
REMOVE EXIST'G TREE
REMOVE EXIST'G STONE POSTS
EXIST'G CONC. WALK
EXISTING CONC. WALK
120.00' - S 18°-15'-0" W
SET PIPE
REMOVE EXISTING MAPLE TREE
12'-0 R
12'-0 R
10" SEWER
MAN HOLE RIM 96.32 INV. 91.02
PAVEMENT EDGE
APPROX. LOCATION OF 3" GAS LINE
LAFAYETTE ROAD
APPROX LOCATION OF 6" WATER
NOTE: OVERHEAD ELECTRIC & TEL. LINES APPROX. LOCATION 15'-0 EAST OF EAST PAVEMENT EDGE OF LAFAYETTE ROAD.
POLE 671